

Wolf Creek Ranch Owner's Association
Board of Directors Special Meeting Minutes

01 October 2016

Attendees:

Fred Ball
Warren Dold
Jim Fletcher
Lee Kinard
John Manton

Ellis McKanna
Tom Mitchell
Patty Skinner
Tommy Skinner
Nelda Duff

Attachments

Agenda
Sign-in Sheet
Cactus Abatement Email

Cactus Abatement Bids
Cactus Abatement Area Map

Having confirmed a quorum of directors present to conduct the business of the Association, President Mitchell called the meeting to order at 10:00 AM in the Mitchell's home. A motion was made and seconded to accept the agenda.

Meeting minutes of the previous Board meeting of 23 July 2016, were discussed. President Mitchell suggested a change to the minutes and the change was accepted by the Board. Those revised minutes will be circulated and posted in the ranch office.

The purpose of this special meeting is for the board to hear from the Rancher Selection Committee about the candidates for the grazing contract for WCR. Fred Ball and Warren Dold presented the desires and characteristics of the candidates to the board. The three candidates are:

Sid Evans
Gilbert Riojas
David Russell

Sid Evans is a cattle rancher who owns approximately 2000 acres to the north of White Bluff Trail. It is felt that his character is not compatible with the ranch.

Gilbert Riojas is a professional rancher in the area and for the Legacy Ranch. His character and professionalism are highly recommended. However, he is concerned about the density of homes and people currently on the ranch and potential liability which might occur as a result of people-to-cattle events and potential issues. He might reconsider after a period of 6 months of cattle on the ranch with no incident.

David Russell is a professional rancher for the Goodrich Ranch. David is 49 years old and has been with the Goodrich Ranch all his working life. He is willing to make the investment in the ranch to put cattle and working infrastructure in place. He has no issue with insurance. He will take care of normal fence maintenance as necessary to maintain fences which will turn cows. The

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WCROA will be responsible for repairs of fencing damaged by fire or flood. David's cattle brand is an upside down and backwards "R."

Warren recommends David Russell for a 3 year lease agreement with a 1 year cancellation clause. Jim Fletcher made the motion and John Manton seconded it. The motion passed.

Discussion of Graze-able Land on WCR. Warren told the board that aerial views of the ranch reveal that about 50% of the land is graze-able. That means that there are about 660 graze-able acres available which will allow about 33 cows plus one bull at the rate of 20 acres/cow. One cow being a mother cow and her one calf. The calf mainly feeds from the mother and does not graze. At the rate of \$150/cow/year, the grazing lease would be worth about \$4950 annually.

Discussion of cactus abatement. In the short term, the board agreed that spraying the cactus to kill it is best for WCR. Tom handed out a diagram of the ranch showing areas in need of cactus abatement and a handout of bids to do it. John Manton told the board that there is a current budget for it that still has funds. The board agreed that spraying should commence immediately while there is still time before winter and Nelda should direct the locations to be sprayed.

Discussion of the hog problem. Jim Fletcher says that hogs are rooting up the areas at the main gate, along the creek coming from Roby Mize's area and on Jim's property. He has tried trapping them, but they are wise to the traps and do not go in and they eat most of the bait. No action taken.

Discussion of helicopter landing areas on the ranch. Tommy Skinner says he is clearing an area on his land so that a helicopter can land, because it is far removed from the existing pad at the main gate. He has talked to PEC about putting an orange ball on their lines where they might be an issue. His concern is whether the DRB would approve it. Jim Fletcher says that it isn't a DRB issue since it is on the PEC easement.

Next meeting is set for 5 November 2016.

Tom Mitchell adjourned the meeting at approximately 11:40 PM.

Submitted and Certified by:

Lee Kinard, Secretary

Date